

TOWN AND COUNTRY PLANNING DEPARTMENT

Notification

The 28th August, 1972

No. 8476-VDP-72/4060.—In exercise of powers conferred by sub-section (4) of section 5 of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the draft development plan along with the restrictions and conditions proposed to be made applicable to the controlled area covered by it (given in Annexures A & B to the Development Plan) at Hissar approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

2. Notice is hereby given that the draft of the plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the official gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning, Haryana, Sector 18, Chandigarh, from any person in writing in respect of such plan, before the expiry of the period so specified.

The relevant plans appended to are:—

1. Existing land use plan—Drawing No. DTP(H)895/71
2. Development Plan—Drawing No. DTP(H)898/71

ANNEXURE 'A'

Explanatory Note on the Draft Development Plan of Controlled Area, Hissar

I INTRODUCTORY

Hissar is one of the most important towns of Haryana. It has earned a good name during past one decade with the setting up here of the Haryana Agriculture University. The other important features of Hissar are a huge Livestock Farm, a Military Stud Farm and a Central Sheep Breeding Centre. Hissar has taken a lead in setting up a Defence Colony, Mini Secretariat, a self-contained Government Employees Housing Colony and shifting of various buildings from the congested city area to the outskirts.

2. Hissar is an arabic word meaning 'Fort' and was inhabited by 'Feroze Shah Tughlak' as 'Hissar-i-Feroza' meaning Fort of Feroza. It had a population of 35,297 persons in 1951 which recorded an increase of about 25,000 persons in the decade 1951—61. In the decade 1961—71 it recorded an increase of more than 29,000 persons and the population in 1971 was 89,463 persons. The tremendous rise in population over the last two decades reveals that Hissar town with its vast hinterland possesses enormous potential to grow into a big city which will be in a position to act as a 'Counter Magnet' outside the limits of National Capital Region. The overall prosperity brought by the green revolution in the interior of Haryana has opened several avenues for the progress of Hissar town due to its nodal position and regional favourability.

3. The physical expansion of the town has taken place along the main roads towards Delhi and Rajgarh, mostly within the Municipal limits. A number of Industrial units have come up on Delhi-Hissar road. In order to check haphazard and disorderly growth, the Haryana Government vide its notification No. 9859-VDP-71/3654, dated the 25th August, 1971 declared a considerable area around Municipal limits of Hissar town as a controlled area under the Punjab Scheduled Roads and Controlled Areas Restriction on Unregulated Development Act, 1963.

II. POPULATION PLANNED FOR

The decade 1951—61 has shown an increase of over 70 per cent in the population of the town and decade 1961—71 has shown an increase of over 48 per cent. In 1971 the population of Hissar was recorded as 89,463 and the present population is over 92,000. An unprecedented rise in the decade 1951—61 is attributable to the setting up of industrial units like Textile Mill and Jindal Pipe Factory etc. Hissar town with its central location and regional importance deserves induction of more economic and social infrastructure so as to act as a strong 'Counter Magnet' in Haryana. Its physical and economic expansion would not only be beneficial for the town but would also give a boost to the economy of surrounding areas, as incidentally there is no big town of administrative and regional importance within a radius of 40 miles of Hissar town.

2. Therefore, assuming, the introduction of sufficient economic and social infrastructure, Hissar town has been planned for a population of 250,000 by 1991, i.e. about three times of its present size which will certainly involve more investments and inducements to bring in new infrastructure.

III. ECONOMIC BASE

At present, Hissar does not have very stable economy. Trade and commerce, mostly backed by the agrarian economy, continues to occupy predominant position in the economy of Hissar Town. Industry is an equally important economic activity employing about 4,400 persons. The Hissar Textile Mill alone employs more than 3,000 persons. The metal products industry which employs more than 800 persons is dominated by a pipe factory and a steel strips factory. The economic growth of Hissar has been handicapped due to its poor connection by rail and that too by meter gauge railway line. The industry is mostly located along Delhi-Hissar

road. Hissar Textile Mill is located in the north with its independent and self-contained complex. The trade and commerce is mostly dominated by wholesale marketing of foodgrains, cotton, oilseeds and fodder. The retail shopping is concentrated in the congested streets of the old town and there is no planned market in the whole town. There is a big need for organising the retail trade in planned markets outside the old town.

IV. WATER SUPPLY, SEWERAGE AND DRAINAGE

Most of the town has got canal based water supply, as the underground water is brackish and inadequate. At present there are 13 tubewells with a total discharge capacity of 5,000 gallons per hour which supplements to the main water supply system. At present the daily supply from water works is approximately 10 gallons per capital which is too meagre. The existing waterworks is fed by the Hissar major and Balsmand distributary. The total distribution capacity from both the sources is 10 cusecs only. The Public Health Department of the State proposes to expand the present waterworks so as to augment supply to 30/40 gallon per capita per day for about 100,000 persons within next few years. In its long term programmes, it proposes a second waterworks for Hissar town which will serve a population of 140,000 persons. The second waterworks is likely to be located in the south of Delhi-Hissar Railway Line and it will cost about 1.72 crores.

2. At present the sewerage of the town is very poor. The sewerage scheme for the town is being taken up in phases. In the first four phases which have nearly been completed, the main sewers have already been laid in Model Town and areas north of Sirsa-Delhi Road line. In the fifth phase which is under progress, the branch sewers shall be completed in the above areas. The sixth phase shall cover the areas south of Sirsa-Delhi Railway line and shall be completed by 1975. For the time being there is no scheme for the drainage works which is essentially required, as many lowlying areas in the old town get flooded during rainy season.

V. EDUCATIONAL INSTITUTIONS AND COMMUNITY FACILITIES

Hissar has acquired a name in the field of Educational facilities especially with regard to agricultural research and education. The location of the Haryana Agriculture University has not only given a fillip to Hissar town but has also brought a new life and revolution in the agrarian economy of the State as a whole and the region in particular. The University has acquired world wide fame in agriculture research and the development of veterinary sciences. The scope of Haryana Agriculture University, it is understood, is being extended to Basic Sciences and Home Science etc. It is hoped that it will be converted into a multifaculty university in times to come.

2. Apart from Haryana Agriculture University, there are 4 Degree Colleges, 12 High and Higher Secondary Schools, 5 Middle Schools, 14 Primary Schools, and 4 Vocational Institutions in the town. There are three General Hospitals, a T.B. Clinic, three Women Hospitals, one Eye Hospital and two Dispensaries.

3. Hissar has got one stadium which is under construction. There are three cinemas in the town with a total seating capacity of over 1,600 persons, three clubs, four libraries and one reading room. There are seven maintained parks in the town. Except one, most of them are of very small size. The town is sufficiently provided with "Educational" and "Medical facilities" as far as the requirements of its present population are concerned. However, these facilities are not evenly distributed in the mosaic of existing town.

VI. PROPOSALS

7 Taking into account the improving infrastructure and the incentives which should essentially be offered by the Haryana Government, the Hissar town has been planned for a population of 2.5 lakh by the year 1991. The plan proposals cover an urbanisable area of about 8,430 acres, out of which 4,685 acres fall within the Municipal limits and 3,745 acres in the controlled area. The break-up of proposed land use in the Controlled Area is as under :—

PROPOSED LAND USE CONTROLLED AREA, HISSAR

	Acres
(i) Residential Area	.. 1,990
(ii) Industry	.. 490
(iii) Wholesale Marketing and Warehousing	.. 60
(iv) Parks and Green Belts	.. 640
(v) Bye pass and Major roads.	.. 520
(vi) Railways	.. 45
Total	.. 3,745

VII. LOCATION OF VARIOUS LAND USES

As a considerable area within the Municipal limits is lying vacant, some of the important land uses like Civic-cum-Commercial and Business centre, wholesale marketing and warehousing zone and a considerable residential, and area under other uses falls within the Municipal limits, and hence it is not shown in the Development Plan.

2. Due to the presence of Haryana Agriculture University in South-West and Stud Farm and Government Livestock Farm in West and North-West the growth of the town in these directions is completely blocked. Hence the scope of expansion remains open towards East and South, i.e., along Delhi Road and Rajgarh Road. Therefore, most of the proposed town is contained between the Northern bye-pass and Rajgarh Road with Delhi-Hissar Road as its main central spine. The industrial area has been provided on Delhi road which is the most, favourable site for industry. A part of the "Wholesale and warehousing zone" has been shown in the Development Plan whereas most of this zone falls within the Municipal limits and abuts Hissar-Jakhal Railway Line, thus making the railway siding facilities available to this area. The town park has been proposed between the Balsmand distributary, Dabra Minor and the Rajgarh railway line thus making best use of the available water bodies.

VIII. MAJOR ROADS SYSTEM

At present the entire traffic between Delhi Road and Sirsa Road has to pass through the central area of the city which is the only existing link. There is dire need for a bye-pass and it is learnt that the Northern bye-pass stands approved by the Government which will connect Delhi Road with Sirsa Road. A "Southern ring road" has also been proposed connecting Delhi Road with Rajgarh Road and it has been further extended in the West up to Balsmand Road. Its direct link with Sirsa Road has been avoided so as to curtail the bifurcation of the Haryana Agriculture University. The portion of Balsmand Road, therefore, has been proposed to act as a ring road up to the point where Agriculture University ends and from there it will be linked with Sirsa Road in the manner as shown in the plan. Keeping in view the location of various administrative, economic and financial functions of the town, Delhi-Hissar Road, Rajgarh Road and a proposed road along Rajgarh Railway line have been proposed as V-2 double carriageway. All other sector roads are V-3 roads as shown in the plan.

IX. ZONING REGULATION

The legal sanctity to the proposals regarding land use is being given effect to by a set of zoning regulations which form part of this Development Plan. These regulations will govern the change of land use and standards of Development. They also detail out allied and ancillary uses and stipulate that all development and change of land use shall be in accordance with the details shown in sector plans for each sector to guide the development and to enforce proper control.

ANNEXURE 'B'

ZONING REGULATIONS

Governing Uses and Development of land in the Controlled Area Hissar as shown in the Drawing No. DTP(H)-898/71, dated 20th December, 1971.

I. GENERAL

(1) These regulations forming part of the Development plan for the Controlled Area around Hissar shall be called Zoning Regulations of the Development Plan for the Controlled Area.

(2) The requirements of these regulations shall extend to the whole of the area covered by the Development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, and the Rules framed thereunder.

II. DEFINITIONS

(a) "Approved" means approved under the Rules.

(b) "Building Rules" means rules contained in part VII of the Rules.

(c) "Drawing" means Drawing No. DTP (H)-898/71, dated 20th December, 1971.

(d) "Floor Area Ratio (F.A.R.)" means the ratio expressed in percentage between the total floor area of the building on all floors and the total area of the site.

(e) "Group Housing" means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities.

(f) "light Industry" means industry not likely to cause injurious or obnoxious, noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power.

(g) "Local Service Industry" means an industry the manufacture and products of which are generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated waters, atta chakies with power, laundry, dry cleaning and dyeing, repair and service of automobiles, scooters and cycles, repair of household utensils, shoe-making and repairing, fuel depots etc.

(h) "Material Date" means 25th August, 1971, on which date the land within the Controlled Area was notified,—*vide* Haryana Government Notification No. 9859-VDP-71/3654, dated 25th August, 1971, appearing in the HARYANA GOVERNMENT GAZETTE of 25th August, 1971.

(i) "Medium Industry" means all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and odours.

(j) "Non-conforming Use" in respect of any land or building in Controlled Area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development Plan.

(k) "Public Utility Buildings" means any building required for running of public utility service such as water-supply, drainage, electricity, post and telegraph and transport and any other municipal services including a fire station.

(l) "Rules" means the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Rules, 1965.

(m) "Sector Density" and "Colony Density" shall mean the number of persons per acre in "Sector Area" or "Colony Area" as the case may be.

Explanation.—(i) In this definition the "Sector Area" or "Colony Area" shall mean the area of the sector or colony as bounded within the major roads shown on the drawing in case of sector and on the approved layout plan of the colony in the case of colony including 50 per cent of land under major roads surrounding the sector or colony and excluding the area unfit for building development within the sector or the colony as the case may be.

(ii) For the purposes of calculation of "Sector Density" or "Colony Density", it shall be assumed that 50 per cent of the sector area or colony area will be available for residential plots including the area under "Group housing" and that every building plot shall on the average contain two dwelling units each with a population of 4-5 persons per dwelling unit or 9 persons per building plot. In the case of shop-cum-residential plot, however, one family unit shall be assumed.

(n) "Site Coverage" means the ratio expressed in percentage between the area covered by the ground floor of a building and the area of the site.

(o) The terms "Act", "Colony", "Colonizer", "Development Plan", "sector and sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Un-regulated Development Rules, 1965.

(p) In case of any doubt, any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

III. MAJOR LAND USES/ZONES

For purposes of these Regulations, the various parts of the Controlled Area, indicated on the drawing shall be reserved for the following major land uses and to be designated as such :—

- (i) Residential Zone.
- (ii) Industrial Zone (Light-cum-Medium industry).
- (iii) Whole sale Marketing and Warehousing Zone.
- (iv) Major open spaces (Recreational Zone).
- (v) Rural Zone

IV. DIVISION INTO SECTORS

Major land uses mentioned at serial Nos. (i) to (iii) in regulation III above which are land uses for building purposes, have been divided into sectors as shown on the drawing. Main, ancillary and allied uses which, subject to other requirements of these Regulations and of the Rules, may be permitted in the respective major land use zone are listed in Appendix "A" sub-joined to these Regulations.

V. SECTOR NOT RIPE FOR DEVELOPMENT

Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any change in their land use or allow construction of buildings thereon, from considerations of compact and economical development of the Controlled Area till such time as availability of water-supply, drainage, arrangement and other facilities for these sectors are ensured to his satisfaction.

VI. SECTORS TO BE DEVELOPED EXCLUSIVELY THROUGH GOVERNMENT ENTERPRISE ETC.

(i) Change of land use and development in sectors meant for "whole sale marketing and warehousing" shall be taken only exclusively through the Government undertaking or a public Authority approved by the Government in this behalf and no permission shall be given for development of any colony within this sector.

(ii) Notwithstanding the provision of clause (i) above, the Government may reserve at any time, any other sector for development exclusively by it or by the agencies mentioned above.

VII. LAND RESERVATION FOR MAJOR ROADS

Land reservation for major roads shall be as under :—

- | | |
|--|-------------------|
| (i) Major road indicated as V-1 (A) on Drawing | .. Existing width |
| (ii) Major roads marked as V-2 on Drawing | .. 45 meters |
| (iii) Major roads marked as V-3 on the Drawing (roads along the boundaries of sectors) | .. 32 meters |

Width and alignment of other roads shall be as per sector plan or as per approved layout plans of colonies.

BUILDING RESTRICTIONS

VIII. THE DEVELOPMENT TO CONFORM TO SECTOR PLAN AND ZONING PLAN

Except as provided in regulation IX below no land within a major land use shall be allowed to be used and developed for building purpose unless the proposed use and development is according to the details indicated in the sector plan in which the land is situated.

IX. INDUSTRIAL NON-CONFORMING USE

With regard to the existing industries shown in Zones other than Industrial Zone in the Development Plan, such industrial non-conforming uses shall be allowed to continue provided that the owner of the industry concerned—

- (a) undertakes to pay to the Director as determined by him the proportionate charges towards the external development of this site as and when called upon by the Director to do so in this behalf and
- (b) during the interim period makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.

X. DISCONTINUANCE OF NON-CONFORMING USES

(i) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be reused or redeveloped only according to the conforming use.

(ii) In a non-conforming use, if building is damaged to the extent of 50 per cent or more of its reproduction value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be redeveloped only for conforming use.

XI. DENSITY, SIZE AND DISTRIBUTION OF PLOTS

(i) Every residential sector shall be developed to the sector density prescribed for it, subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

(ii) In case of residential colony allowed under regulation XIV the colony density of the colony area shall not exceed the limits as laid down below :—

For area upto 250 acres=60

For area larger than 250 acres=45

XII. INDIVIDUAL SITES TO FORM PART OF APPROVED LAYOUT/ZONING PLANS

No permission for erection or re-erection of building on a plot shall be given unless :—

- (i) The plot forms a part of an approved colony or zoning plans or the plot is such for which relaxation has been granted as provided in Regulation XVI below.

- (ii) The plot is accessible through a road laid out and constructed up to the situation of the plot to the satisfaction of the Director.

XIII. SITE COVERAGE AND HEIGHT OF BUILDINGS IN VARIOUS USES

Site coverage and height up to which buildings may be erected within independent residential and industrial plots shall be according to the provisions contained in chapter VII of the Rules. In case of other categories, maximum site coverage and floor area ratio shall, subject to architectural control, as may be imposed under Regulation XV, be as under :—

Type of use	Coverage on ground floor	Maximum floor area ratio
(i) Group Housing	33½ per cent	150 per cent
(ii) Government offices	25 per cent (including parking and garages)	150 per cent
(iii) Commercial plots within Central business zone	50 per cent if air-conditioning is not done, and 75 per cent if done	150 per cent
(iv) Commercial plots within neighbourhood shopping centres	50 per cent	125 per cent
(v) Warehousing	75 per cent	150 per cent

XIV. BUILDING LINES IN FRONT SIDE AND REAR

This shall be provided in accordance with Rules, 51, 52 and 53.

XV. ARCHITECTURAL CONTROL

Every building shall conform to architectural control wherever and if any specified in the architectural control sheets prepared under Rule 50.

XVI. RELAXATIONS

In case of any land lying in Rural Zone, Government may relax the provisions of this Development Plan.

(a) For use and development of the land into a residential or industrial colony, provided the colonizer had purchased the land for the said purpose prior to the material date and the colonizer secures permission for this purpose as per Rules.

(b) For use of land as an individual industrial site (as distinct from an industrial colony) provided that:—

- The land was purchased prior to the material date.
- The Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone.
- The owner of the land undertakes to pay to the Director as determined by him the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for the discharge of effluent.
- The owner of the land secures permission for building as required under the Rules.

Explanation—

The word 'purchase' in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase etc.

XVII. PROVISION OF FARM HOUSE OUTSIDE ABADI DEH IN RURAL ZONE

A farm house in Rural Zone outside Abadi Deh of village may be allowed where the agricultural land attached exceeds 0—4 hectare and on the following conditions :—

Size of farm	Maximum coverage of farm house	Maximum height and Storey
0—4 to 1.2 hectares	.. 45 sq. meters	Single Storey, 6 meters
Above 1.2 hectares	.. 135 sq. meters	Ditto

Minimum set back for such dwelling shall be :—

- (a) 15 M. from any boundary line of property.
- (b) 30 M. from any village road.
- (c) 60 M. from any State road connecting the town.
- (d) 300 M. from any National Highway and scheduled roads.
- (e) 400 M. from any by-pass.

XVIII. MINIMUM SIZE OF PLOTS FOR VARIOUS TYPE OF USES

The minimum sizes of the plots for various types of uses shall be as below :—

- (i) Shop-cum-residential plots .. 125 sq. yards.
- (ii) Shopping Booth including covered corridor or pavement in front .. 20 sq. yards.
- (iii) Local Service Industry Plots .. 250 sq. yards.
- (iv) Light Industry Plots .. 1,000 sq. yards.
- (v) Medium Industry Plots .. 2 acres

2. The minimum area under a group housing estate shall be one acre.

RELAXATION OF DEVELOPMENT PLAN

Government in case of hardship or with a view to save any structure constructed before the material date relax any of the provisions of the Development Plan on principles of equity and justice and on payment of such development charges and on such conditions as it may deem fit to impose.

APPENDIX 'A' RESIDENTIAL ZONE

- (i) Residences
- (ii) Boarding Houses
- (iii) Social, community, religious and recreative buildings
- (iv) Public Utility Buildings
- (v) Educational Buildings, all types of schools and where necessary colleges
- (vi) Retail Shops and Restaurants
- (vii) Health Institutions
- (viii) Commercial and professional offices
- (ix) Cinemas
- (x) Local Service Industries
- (xi) Petrol filling stations and service garages
- (xii) Bus Stands and Bus Stops
- (xiii) Tonga, Taxi, Scooter and Rickshaw Stand
- (xiv) Any other need ancillary to residential use
- (xv) Nurseries, green houses

As required for the local needs of major use and at sites earmarked for them in the sector plan or in the approved lay-out plans of the colonies

INDUSTRIAL ZONE

- (i) Medium/Light Industry
- (ii) Local Service Industry
- (iii) Warehousing and Storage
- (iv) Public utility buildings, community, recreative and social buildings, retail shops
- (v) Parking, loading and unloading areas
- (vi) Bus Stops, Taxi, Tonga and Rickshaw Stands
- (vii) Petrol filling stations and service garages

As required for the local needs of the area and as per sites shown on the sector plans and/or on the approved plan of the colony

WHOLESALE MARKETING AND WAREHOUSING ZONE

- (i) Wholesale markets, wholesale and retail shops and storages
 - (ii) Business Offices and Restaurants
 - (iii) Residence if located on the first or higher floors
 - (iv) Public utility buildings
 - (v) All accessory uses clearly incidental to above use including petrol filling station, service garages, truck stands, etc.
- As per sites shown on the sector plans and zoning plans

MAJOR OPEN SPACES (TOWN PARK AND GREEN SPACES)

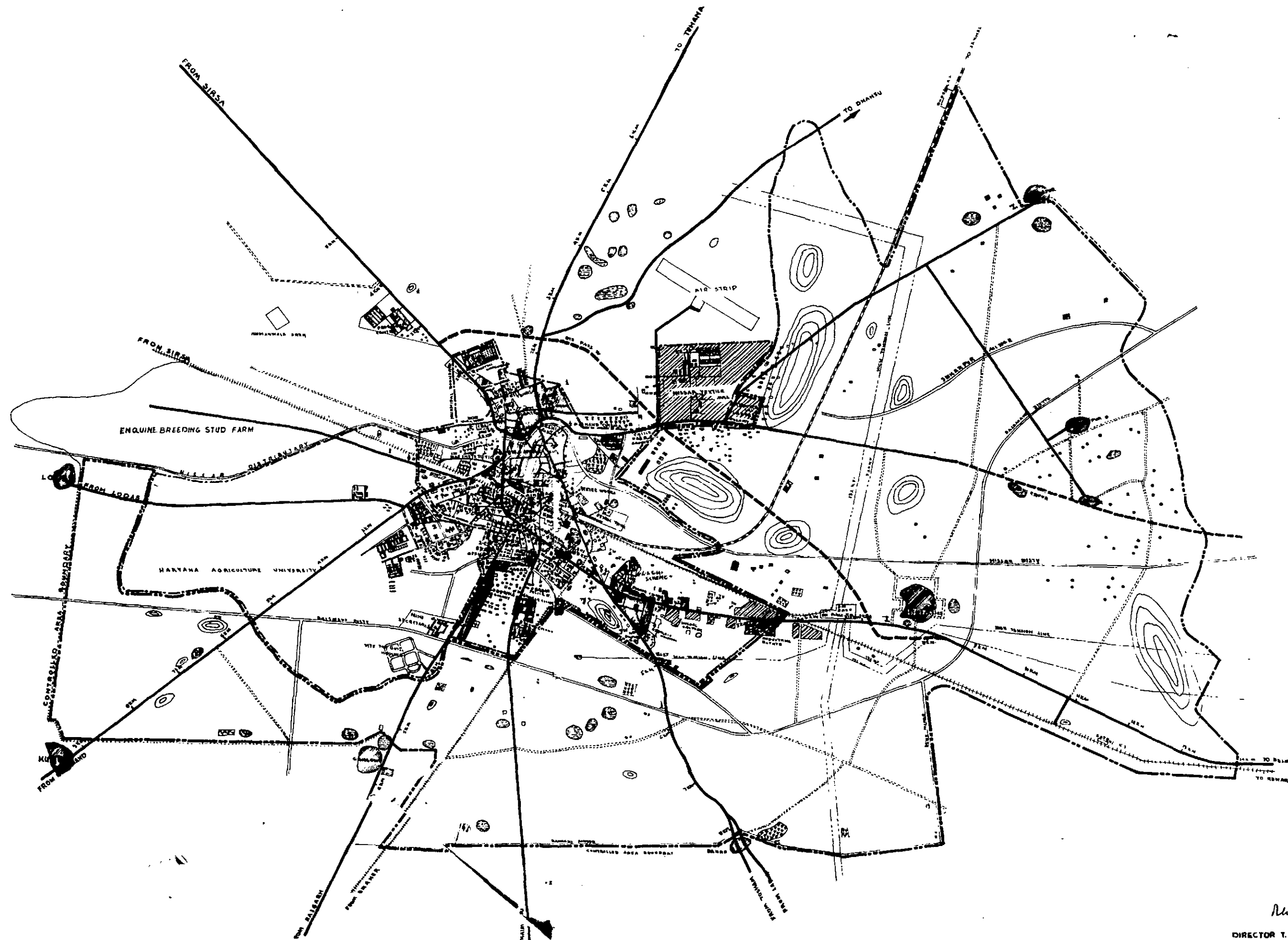
- (i) Parks and playgrounds, open air theatres and buildings ancillary thereto including dwelling for watch and ward staff.
- (ii) Parking areas.
- (iii) Restaurants, shops for eatables in the areas, i.e., in parks at approved places.
- (iv) Public utility buildings.
- (v) Agricultural and horticultural sites at approved places and for specified periods.

RURAL ZONE

- (i) Agricultural, horticultural, dairy, poultry farming
 - (ii) Village houses within Abadi Deh
 - (iii) Farm houses outside abadi deh subject to restrictions as laid down in Regulation XVII
 - (iv) Expansion of existing villages, contiguous to a badi deh if undertaken under a project approved or sponsored by the Central or State Government
 - (v) Milk chilling stations and pasteurization plants
 - (vi) Bus and Railway Stations
 - (vii) Airports with necessary buildings
 - (viii) Wireless Stations
 - (ix) Weather Stations
 - (x) Land drainage, irrigation and hydro-electric works
 - (xi) Hydro-electric transmission lines and poles
 - (xii) Cremation and burial grounds
 - (xiii) Mining and extractive operations including lime and brick-kilns, stone quarries and crushing subject to rules and at approved sites provided that none of these operations are sited within 1,000 feet of the edge of any National, State or District Highway
 - (xiv) Petrol filling stations
 - (xv) Any other use which Government may in public interest decide
- As approved by the Director

L. C. GUPTA,

Secretary to Government, Haryana,
Town and Country Planning Department.



HISSAR



SCALE: 1 INCH = 2640 FEET.

LEGEND

- CONTROLLED AREA BOUNDARY
- MUNICIPAL BOUNDARY
- HARYANA AGRICULTURE UNIVERSITY BOUNDARY
- EXISTING VILLAGES
- EXISTING TOWN & ABADIES
- INDUSTRIES
- MANDIES & WARE HOUSING
- INSTITUTIONS SCHOOLS & COLLEGES
- PUBLIC BUILDINGS
- HOSPITALS & DISPENSRIES
- METALLED ROADS
- KATCHA RASTAS
- RAILWAY LINES & STATION
- ORCHARDS GARDENS & PARKS
- TUBE WELLS & WELLS
- RELIGIOUS BUILDINGS
- CREMATION GROUND & GRAVE YARD
- PONDS & DERESSIONS
- MONDS
- CANALS & OTHER WATER BODIES
- KILNS
- HIGH TENSION LINE

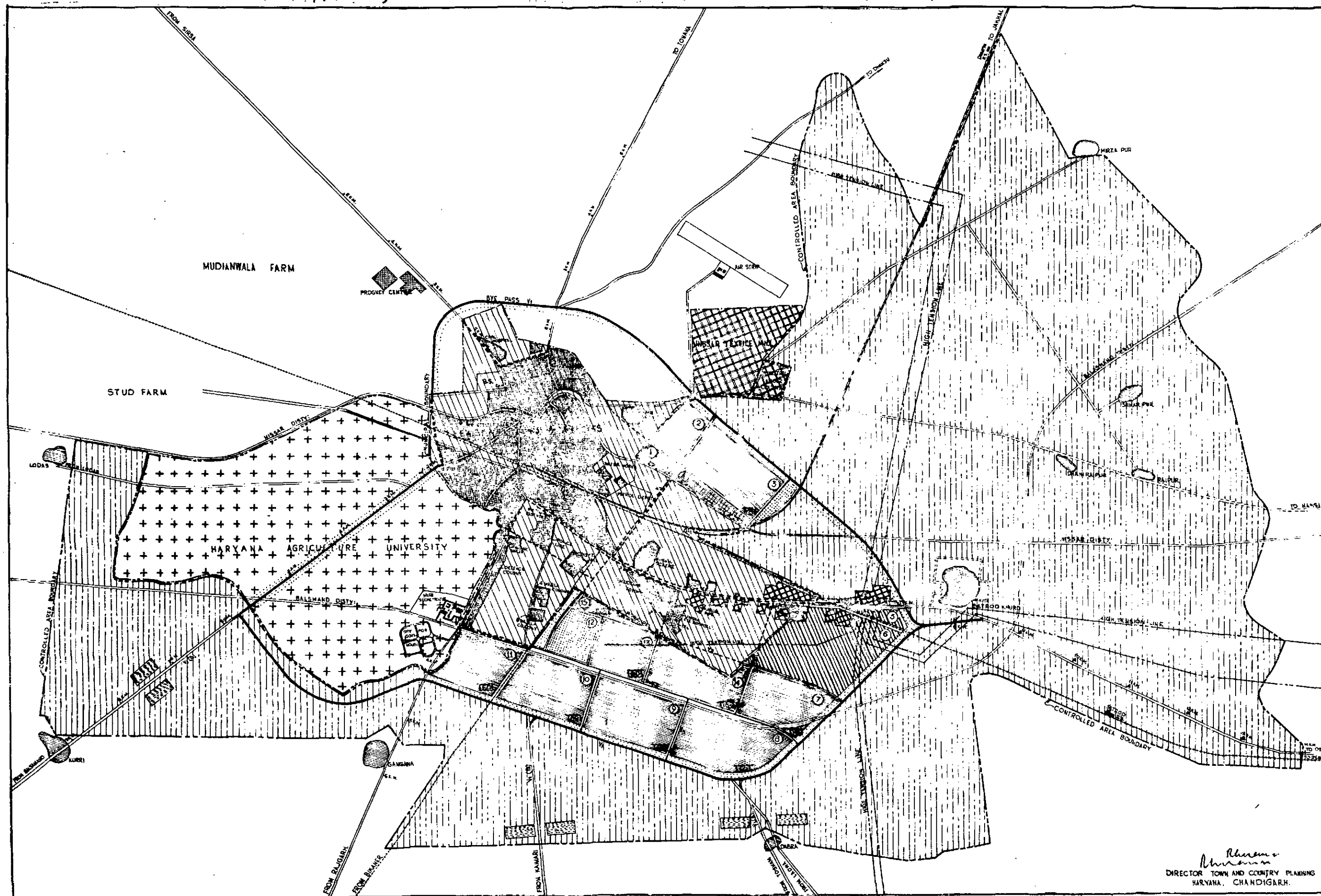
EXISTING LAND USE PLAN OF CONTROLLED AREA AT HISSAR.

OFFICE OF THE DIVISIONAL TOWN PLANNER
HISSAR DIVISION

DRAWING NO. D.T.P.H./895/71

DRAWN BY Sd/- A. S. MITAL P. I. CHOPRA Sd/- A. S. MITAL	Sd/- A. S. MITAL ASST. TOWN PLANNER HISSAR	Sd/- A. S. MITAL ASST. TOWN PLANNER HISSAR	Sd/- A. S. MITAL ASST. TOWN PLANNER HISSAR	Sd/- A. S. MITAL ASST. TOWN PLANNER HISSAR
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DIRECTOR T.C. PLANNING
HARYANA CHANDIGARH



HISSAR

EXISTING POPULATION:- 1971 = 89463.
PROPOSED POPULATION:- 1991 = 250000.

LEGEND

EXISTING FEATURES

- BOUNDARY OF CONTROLLED AREA
- BOUNDARY OF HARYANA AGRICULTURE UNIVERSITY
- AREA WITHIN HARYANA AGRICULTURE UNIVERSITY
- MUNICIPAL BOUNDARY
- AREA WITHIN MUNICIPAL BOUNDARY
- ROADS
- REVENUE RASTAS
- CANALS AND DISTRIBUTARY
- WATER WORKS
- VILLAGES
- RAILWAY STATION AND RAILWAY LINE
- EXISTING TOWN AND ABADIES
- EXISTING INDUSTRY



PROPOSALS

RESIDENTIAL

- RESIDENTIAL SECTOR
- PROPOSED DENSITY
- SECTOR NO



INDUSTRIAL

- LIGHT CUM MEDIUM INDUSTRY

WHOLE SALE MARKETING & WARE HOUSING



MAJOR OPEN SPACES

- TOWN PARK AND GREEN BELT
- GREEN BELT RESERVATION



COMMUNICATION

- BYE PASS
- SECTOR ROADS



RAILWAY LAND



RURAL ZONE

- BRICK KILN ZONE



DEVELOPMENT PLAN FOR THE CONTROLLED AREA AT HISSAR.

SCALE - ONE INCH = 2640 FEET.



OFFICE OF THE DIVISIONAL TOWN PLANNER HISSAR
DRAWING NO- D.T.P.(H) 898/71 DATED- 20.12.71.

DRAWN BY-
M. S. CHOPRA
TOWN PLANNER
HISSAR

SD/-
D.S. CHRI
PLANNING ASSISTANT
HISSAR

SD/-
M.P. MEHA
ASSTY TOWN PLANNER
HISSAR

SD/-
B.D. GULATI
JUNIOR TOWN PLANNER
HISSAR

SD/-
S. K. CHANDIGARH
JUNIOR TOWN PLANNER
CHANDIGARH

Ramesh
DIRECTOR TOWN AND COUNTRY PLANNING
HARYANA, CHANDIGARH.

(7918/25 - Govt. Press Chd.)